

CONFIDENTIAL

REMEDIAL SITE ASSESSMENT DECISION - EPA REGION 5

Site Name: IRATHANE SYSTEMS INC. EPA ID#: MND022818306

Alias Site Names: \_\_\_\_\_

City: HIBBING County or Parish: ST. LOUIS State: MN

Refer to Report Dated: NA Report type: NA

Report developed by: NA

US EPA RECORDS CENTER REGION 5



466169

DECISION: REMOVE TWO SP SUBEVENTS FROM CERCLIS: 4/20/94 AND 10/31/94

1. Further Remedial Site Assessment under CERCLA (Superfund) is not required because:

1a. Site does not qualify for further remedial site assessment under CERCLA  
No Further Remedial Action Planned (NFRAP)

1b. Site may qualify for further action, but is deferred to:

RCRA  
NRC

2. Further Assessment Needed Under CERCLA:

2a.

Priority: ☐ Higher ☐ Lower

2b. Activity Type:

PA  
SI

ESI - Qualifier = G - Further assessment or HRS evaluation

ESI STEP

DISCUSSION/RATIONALE:

This Minnesota site is now in the state Voluntary Investigation and Cleanup (VIC) Program. It appears in CERCLIS with two SP subevent completion dates of 4/20/94 and 10/31/94. A Site Investigation Prioritization Report was never prepared for either of these dates. The two SP subevents for these dates should be removed from CERCLIS. The SI qualifier for this site should be "lower priority" as per regional policy for state lead sites at the SI stage.

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Report Reviewed and Approved by: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Site Decision Made by: AL GERBIEN Signature: A. Gerbien Date: 9/12/95

3749-  
SP2 and  
SP3  
deleted  
WJL

CONFIDENTIAL

REMEDIAL SITE ASSESSMENT DECISION - EPA REGION 5

Site Name: Irratham Systems EPA ID#: MND022818306

Alias Site Names: \_\_\_\_\_

City: Hibbing County or Parish: St. Louis State: MN

Refer to Report Dated: 12/2 Report type: \_\_\_\_\_

Report developed by: \_\_\_\_\_

DECISION:

1. Further Remedial Site Assessment under CERCLA (Superfund) is not required because:

1a. Site does not qualify for further remedial site assessment under CERCLA (Site Evaluation Accomplished - SEA)

1b. Site may qualify for further action, but is deferred to:

RCRA  
NRC

☒ 2. Further Assessment Needed Under CERCLA:

2a. (optional) Priority: ☐ Higher ☒ Lower

2b. Activity  
Type:

☐ PA  
☐ SI

☐ ESI  
☐ HRS evaluation

☒ Other: SIP

DISCUSSION/RATIONALE: This was a SIP backlog site prior to April of this year, when the site entered the MPCA Voluntary Investigation and Cleanup (VIC) program. The site was NFRAPed by EPA at that time (entered 4/20/94).

In October 1994 EPA Region 5 developed a policy to list sites included in State voluntary cleanup programs on CERCLIS as active, but with the Low Priority qualifier.

Please delete the NFRAP identifier for this site, and enter an SI event qualifier of "Low Priority".

Report Reviewed and Approved by: W. Owen Thompson Signature: W. Owen Thompson Date: 10/31/94

Site Decision Made by: W. Owen Thompson Signature: W. Owen Thompson Date: 10/31/94

3749 SP3 Wlan C

**CONFIDENTIAL**

REMEDIAL SITE ASSESSMENT DECISION - EPA REGION 5

Site Name: Irrigation Systems EPA ID#: MND 022818304

Alias Site Names: \_\_\_\_\_

City: Hibbing County or Parish: St. Louis State: MN

Refer to Report Dated: 4/8/94 Report type: SIP

Report developed by: MPCA

**DECISION:**

☒ 1. Further Remedial Site Assessment under CERCLA (Superfund) is not required because:

☒ 1a. Site does not qualify for further remedial site assessment under CERCLA (Site Evaluation Accomplished - SEA)

☐ 1b. Site may qualify for further action, but is deferred to:

☐ RCRA  
☐ NRC

☐ 2. Further Assessment Needed Under CERCLA:

2a. (optional) Priority: ☐ Higher ☐ Lower

2b. Activity  
Type:

☐ PA  
☐ SI

☐ ESI  
☐ HRS evaluation

☐ Other: \_\_\_\_\_

**DISCUSSION/RATIONALE:** The Site Assessment Unit of the Minnesota Pollution Control

Agency has recommended that the site above be given the qualifier of No Further

Action (NFA). This site has entered MPCA's Voluntary Cleanup Program, and further

action is being deferred. MPCA retains the right to reactivate the site on CERCLA

at a later date if sufficient progress is not made on a voluntary basis.

Report Reviewed and Approved by: W. Owen Thompson Signature: W. Owen Thompson Date: 4/20/94

Site Decision Made by: W. Owen Thompson Signature: W. Owen Thompson Date: 4/20/94

SP2-3749 WPC

Received from MPCA  
4/18/94  
(NFA SIPs for Voluntary Program)

# EPA's List of 49 Active Sites vs MPCA Codes

EPA ID	STAT CODE	CNT	SITE NAME	LOCATION	CITY/COUNTY	PT REF	SITE TYPE	PRT H-L	PRE PA	CERCLIS DATE	PA DATE	PA SCR	SI FW	SI RPT	SI SCR	PLP PLP	ESI SCR	ESI FW	ESI RPT	ESI SCR	NPL PKG	NPL PROP	NPL FINAL	NPL SCR	CA Q/FY	COMMENTS
MND981089725	5	3	A R Wood Manufacturing Company	220 E Maple	Luverne		FSIP		46	1/1/79	8/26/85			6/29/88											94	
MND981981907	NFA-7	3	Albert Lea Dump, former	North Shore Fountain Lake, W Ed	Albert Lea		D		46	8/20/87	12/17/87			7/30/80												NFRAP
MND981534456	NFA-V	3	Albert Lea Gas Mfg Site	NE corner of Broadway & Front S	Albert Lea	50A	GM		46	11/1/84	11/12/86			4/10/81												Applied to VIC
MND980904692	7	3	Allen Swanson Property	Rte 1, 2mi W and 3mi S of Island	Sanford Twp	50R			46	3/1/83	3/1/84			1/2/91												Refused VIC
MND981961899	NFA-V	3	American Gas Machine Co	NW corner Madison & E 3rd St	Albert Lea	50A			46	1/6/87	1/4/89			9/17/90												Applied to VIC
MND980609887	7	3	Armour Mine #1	NE, NE, S10, T46, R29W	Crosby	50R			46	6/1/81	3/28/85			12/23/88												Refused VIC
MND980609895	7	3	Armour Mine #2	SW, NE, S12, NW, S11, T46, R29	Crosby	60R			46	6/1/81	3/28/85			12/23/88												Refused VIC
MND985674381	6	3	Asteford Site	Cliff Road & I35W	Burnsville	50R			46	8/9/89	1/23/90			3/23/92												Refused VIC
MND981534464	NFA-V	3	Austin Gas Mfg Site	NE corner of 4th St & 1st Ave	Austin	50A			46	11/1/84	11/12/86			7/30/81												Applied to VIC
MND981198054	NFA-V	3	Brainerd Gas Mfg Site	East River Rd & Laurel St	Brainerd	50A			46	11/1/84	11/12/86			12/23/87												Applied to VIC
MND985688037	NFA-V	3	Brooklyn Plating & Polishing Shop	4401 95th Ave N	Brooklyn Park	50A			46	2/13/89	4/28/89			9/24/91												Applied to VIC
MND982074833	NFA-V	3	Buffalo City Dump	NW, SE, S26, T120N, R26W	Chatham Twp	50A			46	1/26/88	1/4/89			1/24/90												Applied to VIC
MND981001365	7	3	Cashman Property	County Road 45 & Kilworth Ave	Owatonna	50R			46	3/1/85	3/15/85			12/23/88												Refused VIC
MND981531700	7	3	Claremont Abandoned Pesticide Site	Front & Main Streets	Claremont				46	8/18/86	12/29/86			9/18/90												
MND008159008	7	3	Cold Spring Granite Company	202 3rd Ave S	Cold Spring	50R			46	7/9/86	10/1/86			4/11/91												Refused VIC
MND981193451	NFA-S	3	Conoco Inc Lakehead Tank Farm	County Hwy 1	Wrenshall				46	3/5/86	3/26/87			6/9/86												FSIP SEA 4/1/94
MND099050873	7	3	Cook Slurry Company Gilbert Mine	RR Boc 578	Gilbert	50R			46	2/1/80	2/1/85			4/5/90												Refused VIC
MND039578257	NFA-V	3	Del Don Oil	intersection of Hwy 169 &	Mankato				46	4/1/88	6/28/85			12/3/86												Applied to VIC
MND982068215	NFA-V	3	Excelsior Gas Mfg Site	152 Morse Ave	Excelsior	50A			46	8/10/86	9/15/87			4/2/91												Applied to VIC
MND006182087	7	3	Glenwood Mfg Machinery Division	Hwy 65	Glenwood	50?			46	5/1/81	8/1/84			12/23/85												
MND981534472	7	3	Hibbing Gas Mfg Site	US 169 Frontage Rd & 1st Ave	Hibbing	50?			46	11/1/84	11/12/86			1/2/91												
MND985674373	NFA-7	3	Hillsboro Ave North Site	5008 Hillsboro Ave N	New Hope	50R			46	12/20/88	10/4/90		5/6/91	10/10/91	42.6											Refused VIC
MND006151338	NFA-PLP	3	Interplastic Corp	2015 NE Broadway	Minneapolis				46	4/14/86	5/7/86			5/31/91		Oct-90	18									SEA Memo 3-30-94
MND022818306	NFA-V	3	Irrathane Systems Inc	3516 14th Ave E	Hibbing	50A			46	3/1/80	8/1/84			11/14/90												Applied to VIC
MND079714291	5	3	Joyner Inc	7801 Xylon Ave N	Brooklyn Park	50?			46	1/1/79	1/28/86			3/1/89												
MND022818520	6	3	Kotula Iron & Metal	East Hwy 169	Hibbing	50R			46	2/20/84	12/11/88			11/14/90	31											PA2 12 92 Refused VIC
MND006247266	7	3	LCS Company	1488 Sibley Memorial Hwy	Dakota				46	2/13/87	6/19/87			4/10/91												
MND981086928	NFA-V	3	Louisiana Pacific Wafer Board Plant	SE, S26, T53N, R11W	Two Harbors	50A			46	5/19/89	5/19/89			11/1/81												Applied to VIC
MND981958852	NFA-V	3	Maplewood Dump	SE, S24, T30N, R22W	Maplewood	50A			46	8/19/87	8/23/87			2/9/90												Applied to VIC
MND981199062	NFA-PLP	3	McCrosnan CS Inc	7851 Hwy 169	Maple Grove				46	4/15/86	8/19/87			9/22/89												SEA Memo 3-30-94
MND980609168	5	3	Metro Service Station City of Mound	5377 Shoreline Blvd	Mound				46	6/1/81	12/1/83			1/1/85												Refused VIC
MND981881832	7	3	Moose Lake (Steen) Dump	S31, T46N, R19W	Moose Lake	50R			46	8/20/87	8/14/88			6/20/91												Refused VIC
MND071344733	7	3	National Steel Pellet Company		Keewauwin				46	8/1/80	2/1/85			8/17/81												
MND982068355	NFA-V	3	New Ulm Gas Mfg Site	NW corner of 1st N & N Valley	New Ulm	50A			46	2/13/87	10/1/87			10/10/91												Applied to VIC

+ Bellair Jan (needs ESI but not 2 SIP)  
- Conoco Lakehead

EPA's List of 49 Active Sites vs MPCA Codes

EPA	STAT					PT	SITE	PRT	PRE	CERCLIS	PA	PA	SI	SI	SI		PLP	ESI	ESI	ESI	NPL	NPL	NPL	NPL	CA	
ID	CODE	CNT	SITE NAME	LOCATION	CITY/COUNTY	REF	TYPE	H-L	PA	DATE	DATE	SCR	FW	RPT	SCR	PLP	SCR	FW	RPT	SCR	PKG	PROP	FINAL	SCR	Q/FY	COMMENTS
MND985681248	NFA-S	3	Nichols GroundWater Contamination	Hwy 13 & Cedar Ave	Eagan				46	6/6/89	5/23/90			9/30/92	36											NFRAP
MND076518152	NFA-1	3	North American Car Corp	Wisconsin & 3rd St	Staples				46	4/14/86	12/29/86			7/30/90												NFRAP pending
MND980813681	7	3	North Field Dump	RR 1	Dundas	507			46	6/1/81	6/24/85			3/20/90	52											Reassessed 7/1/92
MND981089485	7	3	Ortwin Heldt Farm	SW, S13, T116N, R27W	Lester Prairie	507			46	8/5/70	9/20/85			12/13/88	52											Reassessed 9/30/92
MND981534480	NFA-V	3	Owatonna Gas Mfg Site	Front & Oak	Owatonna				46	11/1/84	11/12/86			11/10/87												Applied to VIC
MND98573906	6	3	Perron Road	1455 Perron Rd	Mendota Heights		U	H	46	4/17/92	6/12/92	69		12/21/92	18											
MND985879000	NFA-V	3	Reese Welding	US Hwy 75	Wheaton	50A			46	12/11/89	12/21/90			11/7/91												Applied to VIC
MND981534498	NFA-PLP	3	Rochester Gas Mfg Site	201 NE 2nd St	Rochester				46	11/1/84	11/12/86			1/27/88		Dec-90	37									SEA Memo 3-30-94
MND980989248	NFA-F	3	Standard Chemical Company	North 1st on Hwy 59	Marshall				46	6/1/81	6/28/85			12/31/85												PA - NFRAP
MND981189112	NFA-V	3	Stillwater Gas Mfg Site I	Nelson St & S Main St	Stillwater	50A			46	4/4/84	11/12/86			1/12/88												Applied to VIC
MND061450054	7	3	Western Coop Transport Association	East Hwy 212	Montevideo	50R			46	5/11/89	11/20/89		8/9/91	9/11/91												Refused VIC
MND076502335	6	3	Williams Pipe Line Company	junction Hwy 19W & 28	Marshall				46	6/1/81	6/26/86			3/8/89												
MND981526484	7	3	Winona City Dump, former	Homer Rd at Pleasant Valley	Winona		ESI		46	7/9/86	6/24/87			1/11/91	53										94	If ecorisk + then > PLP
MND981189120	5	3	Winona Gas Mfg Site	3rd St & Huff St	Winona				46	11/1/84	11/12/86			10/21/87												
MND084460713	6	3	Wipaire Inc	8520 Doane Tr	Inver Grove Hgts	50R			46	5/11/89	11/20/89			4/10/91												Refused VIC

# CONFIDENTIAL

## REMEDIAL SITE ASSESSMENT DECISION - EPA REGION 5

Site Name: Irrathane Systems EPA ID#: MND022818306

Alias Site Names: \_\_\_\_\_

City: Hibbing County or Parish: St. Louis State: MN

Refer to Report Dated: July 15, 1996 Report type: Letter - Change SI qualifier  
or SIP

Report developed by: MPCA

### DECISION:

#### 1. FURTHER REMEDIAL SITE ASSESSMENT UNDER SUPERFUND IS NOT REQUIRED BECAUSE:

☒ NFRAP = SITE ASSESSMENT WORK COMPLETED, NO FURTHER WORK NECESSARY,  
NPL NOT APPROPRIATE

☒ ARCHIVE = ALL FEDERAL STEPS COMPLETED \_\_\_\_\_ DEFERRED = RCRA/NRC

#### 2. FURTHER ASSESSMENT NEEDED UNDER CERCLA:

H = ELIGIBLE FOR ADDITIONAL WORK - ACTIVITY: \_\_\_\_\_ PA; \_\_\_\_\_ SSI; \_\_\_\_\_ IA; \_\_\_\_\_ STEP; \_\_\_\_\_ ESI

G = READY FOR SAT ASSIGNMENT

L = BEING ADDRESSED UNDER STATE AUTHORITY

F = REFERRED TO REMOVAL W/FURTHER ASSESSMENT NEEDED

W = REFERRED TO REMOVAL W/O FURTHER ASSESSMENT NEEDED

A = PART OF NPL SITE

### DISCUSSION/RATIONALE: Site has been addressed by MPCA's

VIC program.

Report Reviewed  
and Approved by: \_\_\_\_\_

Signature: J. Pels

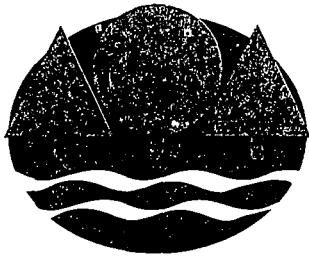
Date: 6/20/97

Site Decision

Made by: \_\_\_\_\_

Signature: J. Pels

Date: 6/20/97



# Minnesota Pollution Control Agency

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July 15, 1996

Alan Gebien  
U.S. Environmental Protection Agency  
Region V, HSE-5J  
Site Assessment Section  
77 West Jackson Boulevard  
Chicago, Illinois 60604

RE: Minnesota Pollution Control Agency  
Voluntary Investigation and Cleanup Pilot Project


Dear Mr. Gebien:

Enclosed is the summary report for the Minnesota Pollution Control Agency (MPCA) Voluntary Investigation and Cleanup (VIC) Pilot Project. As recommended in the report, the following sites should be designated as No Further Remedial Action Planned on the Comprehensive Environmental Response, Compensation and Liability Information System for future federal Superfund involvement.

*Irathane Systems	MND022818306*
Bellaire Sanitation	MND064792427
Del Don Oil	MND039578257
Good Roads	MND000451120
Northfield City Dump	MND980613681
Pinedale Farms	MND985668029
Red Wing MGP	MND981198096

The MPCA does have on file all reports and correspondence related to the investigations conducted at these sites and can provide copies to U.S. Environmental Protection Agency, if necessary. Please review and if you have any questions or comments, you can contact me at (612) 296-6139.

Sincerely,

  
Gary L. Krueger  
Project Manager  
Site Assessment Unit  
Ground Water and Solid Waste Division

GLK:ya

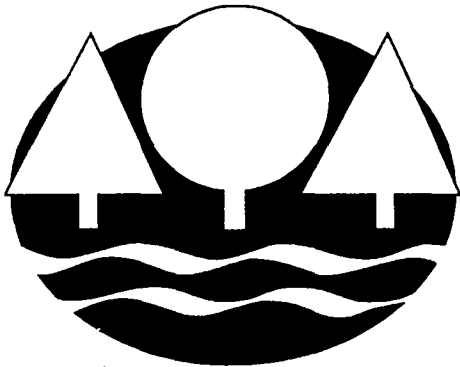
Enclosure

cc: Joe Otte, MPCA VIC program

520 Lafayette Rd. N.; St. Paul, MN 55155-4194; (612) 296-6300 (voice); (612) 282-5332 (TTY)

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**Minnesota Pollution Control Agency**

**Voluntary Investigation and Cleanup Pilot Project**

Preliminary Assessment/Site Inspection (PA/SI) Cooperative Agreement: V005848-01-F

**Final Report**

November 15, 1995



# **Minnesota Pollution Control Agency**

## **Voluntary Investigation and Cleanup Pilot Project**

Preliminary Assessment/Site Inspection (PA/SI) Cooperative Agreement: V005848-01-F

### **Final Report**

November 15, 1995

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## **Executive Summary**

### **Minnesota Voluntary Investigation and Cleanup Pilot Project**

An eighteen month Voluntary Investigation and Cleanup Pilot Project (VICPP) was implemented to demonstrate the potential effectiveness of using state-based voluntary cleanup programs to resolve the status of Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) sites that have not yet undergone sufficient characterization to prioritize them using the Hazardous Ranking System (HRS) scoring process.

At the VICPP's outset, fifty Minnesota sites on CERCLIS that had not yet been designated No Further Remedial Action Planned (NFRAP) were selected. On February 11, 1994, potentially responsible or interested parties were sent a letter explaining the Voluntary Investigation and Cleanup (VIC) Program, and the potential benefits of pursuing an aggressive investigation and, if necessary, cleanup using the VIC Program's assistance, rather than wait until some future decision was made relative to enforcement. Of those fifty, thirty submitted applications. Of those thirty, two withdrew, and over the course of the eighteen months, two additional sites were identified and brought into the VICPP.

The implementation of the VICPP demonstrated several things. In Minnesota, the history of the VIC Program had clearly established that where economic incentives were available, cleanup and redevelopment was possible. Those economic incentives have to do primarily with intrinsically high real estate values due to a property's location or large infusions of public redevelopment money aimed at expanding a stagnant commercial tax base (i.e., brownfields). What this VICPP clearly shows is that even in areas where real estate values are not sufficient to support the high cost of investigation and cleanup, the opportunity to avoid an enforcement action in a voluntary compliance program is an attractive alternative, particularly for municipalities and public utilities. The significance of this point should not be understated: Without an effective enforcement program, it is unlikely Minnesota's experience with the VICPP would have been nearly as successful. Currently, in Minnesota, all parties are provided with an opportunity to voluntarily conduct an investigation prior to initiation of formal Site Assessment actions.

A series of environmental indicators were selected to gauge the progress of the VICPP. Those indicators included such things as number of Response Action Plans (RAPs) approved, amount of oversight dollars requested and reimbursed, acres "recycled," number of letters issued, etc. Those items are summarized in tabular form in Figure 1. At the outset of the VICPP, it was anticipated 20 to 25 participants would enter the pilot from the original list of 50. Of those, VIC Unit staff had hoped to have approximately 15 approved RAPs by the end of 18 months. While only three RAPs were approved, VIC Unit staff have determined that other sites do not require cleanup actions and, as a result, the VIC Unit staff is recommending 7 sites to be designated NFRAP at this time, and anticipate several more within the next two months. Moreover, VIC Unit staff believe that the VICPP resulted in a more efficient and cost-effective method to evaluate and assess sites when compared with the traditional PA/SI process for CERCLIS sites. Based on an estimate of requiring an additional \$33,000 per site to conclude the scoring process on each of these 32 sites, the VICPP process cost only 25% (\$255,000 versus approximately \$1,000,000), and yielded

more fully characterized sites and, in several instances cleanups, within an 18 month time-frame.

Nearly one-third of the total original applicants in the Pilot Project were public utilities dealing with former Manufactured Gas Plants. Of those, two utilities accounted eight of the nine sites. Because those utilities have established working relationships with particular consulting firms, and have a limited internal staff to deal with environmental cleanup issues, it was difficult for those utilities to move all of their sites according to the VICPP's aggressive schedule. One utility elected to try to move three sites through the first phases of the investigation simultaneously. Consequently, those three sites have all had a Phase I Investigation and a Phase II Investigation Work Plan approved. Their fourth site made more progress due to some property transfer issues. Another utility opted for a different approach and chose to aggressively pursue two of their sites with the understanding they could address the other two as various phases of investigation and cleanup conclude at their priority sites. As a result, one site has undergone cleanup construction and another has an approved focused feasibility study in accordance with VIC Program guidance documents. But the other two have not even had a Phase I submitted. Nevertheless, VIC Unit staff consider all eight of these sites to be worthy of celebrating as success stories.

Another outcome of this effort has been a greater understanding of the nature of the cleanup process as it impinges on the capabilities or resources of local governmental units. It was perhaps unrealistic to assume that a municipality, particularly those with populations of 15,000 or less, could handle the significant costs associated with a municipal dump investigation and cleanup in the span of less than two fiscal years.

The VIC Unit staff believe it is important to point out that even some of the more difficult to move or less successful sites have made significant progress. It is the intent of VIC Unit staff to continue to maintain contact with EPA relative to the status of these sites as they continue to work toward the conclusion of their participation with the VIC Program.

In conclusion, VIC Unit staff recommend that the following sites be designated NFRAP and removed from CERCLIS:

Irathane Systems	(MND022818306)
Bellaire Sanitation	(MND064792427)
Del Goebel Transport	(MND039578257)
Good Roads	(MN0000451120)
Northfield City Dump	(MND980613681)
Pinedale Farms	(MND985668029)
Red Wing MGP	(MND981198096)

In addition, the VIC Unit staff would recommend that EPA consider duplicating this program in other states, based on the success of this pilot project.

Table 1

Site	Location	Status
8701 Concord Blvd Dump	T27N, R22W, S15	Additional RI work submitted, developing RAP
Albert Lea Gas	T102N, R21W, S9	Phase II report submitted, FFS under development
American Gas Machine	T102N, R21W, S17	Limited RI submitted, more work conducted, Phase I submitted
Austin Gas Manufacturing	T102N, R18W, S2	Phase I & Phase II WP submitted for approval
B. J. Carney	T118N, R21W, S11	Phase II completed, FFS in progress
Bellaire Sanitation	T30N, R21W, S28	Response action approved, implemented
Brainerd Gas Manufacturing	T133N, R28W, S26	Phase I & Phase II WP in progress
Brooklyn Plating and Polishing Shop	T119N, R21W, S10	Phase II field work in progress
Buffalo City Dump	T120N, R26W, S26	Phase II WP approved, field work on hold until 1996
Cold Spring Granite Company	T123N, R30W, S14,22,23	GPR survey conducted, final phase of RI under development
Cooperative Plating	T29N, R23W, S33	Phase II report submitted, air investigation pending
Dealers Manufacturing	T30N, R24W, S27	IRA under approved, RAP under development
Del Don Oil	T108N, R27W, S15	No Further Action letter issued
Excelsior Gas Manufacturing Co.	T117N, R23W, S34	Phase I & Phase II WP requested
General Coatings	T27N, R23W, S2	Some RI work completed, more RI work requested
Good Roads	T36N, R26W, S33	Off-Site Source determination issued
Hastings Plume		Soils investigation conducted, gw investigation proposed
Irrathane Systems, Inc.	T57N, R20W, S19	No Further Action letter issued
Joyners, Inc.	T119N, R21W, S19	On hold
Louisiana-Pacific Corp	T53N, R11W, S25	Withdrawn
Maplewood Dump	T30N, R22W, S24	Phase II WP submitted for approval
New Ulm Gas Manufacturing	T110N, R30W, S20	Phase II WP approved with comments
Northfield Dump	T111N, R20W, S2	Phase II Investigation Report submitted
Owatonna Gas Manufacturing	T107N, R20W, S9	Phase II Investigation in progress
Pine Street Dump	T115N, R17W, S33	Seismic data collected, report under development
Pinedale Farms	T35N, R28W, S28	IRA conducted, RAP under development
Red Wing Gas Manufacturing	T113N, R14W, S20	RAP implementation in progress
Reese Welding	T127N, R46W, S20	No association letter issued, more investigation requested
Former City of Rochester SLF	T107N, R14W, S14	Legal agreement, Phase II WP under development
Stillwater City Dump	T30N, R20W, S29	Phase II Work Plan submitted, awaiting approval
Stillwater Gas Manufacturing Site #1	T30N, R20W, S28	FFS reviewed, approved with comments
Virginia Gas Manufacturing	T58N, R17W, S17	Phase II WP rejected, revised Phase II WP approved
Willmar City Dump	T119N, R35W, S23	Withdrawn
Total number of applicants	32	
Number of applicants withdrawn	2	(remanded to CERCLIS)
Number of RAPs approved	3	
Number of IRAs approved	2	
Total "no action" letters or certificates	7	
Parties complying with schedule	30	
Cleanups implemented	3	
Acres "recycled"	113	
Total reimbursements requested	\$115,770.73	(NB: Reimbursements are 100% without the most recent bill,
Total reimbursements collected	\$108,138.74	which is not yet past due)

## **8701 Concord Blvd Dump**

### **Site Description:**

This former, unpermitted dump site is slightly less than two acres in size, and filled with mostly demolition-type wastes, but some barrels of paint sludges have been identified in addition to waste tires and some municipal garbage.

### **Actions Taken To Date:**

A Phase II Investigation has been conducted at this site and approved with comments and modifications. Impacts from the dump appear to be quite localized. Currently, the voluntary parties for this site are in the process of developing a RAP. A removal action is anticipated, as the dump contains mostly demolition debris, waste tires and barreled paint solids.

### **Actions Needed:**

VIC Unit staff had anticipated a RAP would have been submitted for approval by this time, however, financial considerations of the voluntary party have delayed completion of this plan.

## **Albert Lea Gas Manufacturing**

### **Site Description:**

Subsurface investigations at this former manufactured gas plant site have shown soil and ground water contamination with polycyclic aromatic hydrocarbons, petroleum compounds, cyanide, and phenolic compounds. Most of the contamination is apparently associated with the above-ground gas plant structures. Soil contamination has been found as deep as 32 feet beneath the surface. Ground water contamination has been detected in a surficial ground water unit (found at 3-10 feet deep) and a deeper unit (found at approximately 45 feet deep), both of which are composed of unconsolidated sediments.

### **Actions Taken To Date:**

Interstate Power Company (IPW), the site owner, is conducting the site investigation and cleanup activities. The MPCA staff-approved Phase II Investigation Report fully characterized the current IPW-controlled property, however, a parcel of the former MGP operations is now occupied by a self-service car wash. IPW is negotiating the purchase of this operation in order to have complete access for investigating and remediating that portion of the site. It is expected that the car wash building will be torn down to facilitate the remedial activities. Once IPW controls the uncharacterized portion of the former MGP operations, they will conduct the remaining investigative activities. A Focused Feasibility Study (FFS) is currently under development.

### **Actions Needed:**

Completion of the characterization of the southeastern corner of the MGP operation, and submittal of the FFS, based on the results of the completed RI.

## **Hastings Plume Site**

### **Site Description:**

The city of Hastings is an old river hamlet that retains much of its historic charm. Unfortunately, the Prairie du Chein bedrock formation from which the city draws its municipal supply also retains a fair amount of chlorinated solvents. This site was drawn into the pilot project at a very late date, however, since coming to the VIC Program for assistance, the city's Housing and Redevelopment Authority has conducted a significant amount of work in a very short time. The site came to be listed on CERCLIS as a result of perchloroethylene being discovered in a monitoring well at a small bulk oil dealership. The HRA owns and is developing two industrial sites for development into riverfront townhomes. The city will buy the bulk oil dealership as part of its plan to make its riverfront more aesthetically appealing and available for public recreational use.

### **Actions Taken To Date:**

The HRA has completed an extensive Phase I Investigation for two properties, known as the Master's Site and the O'Connor Site. These sites have a long history of commercial/industrial use, including a brewery, a creamery, a tannery, an auto-repair facility, a wood products factory, paper products warehouse, a tool factory and a plumbing company.

A subsurface investigation at the sites has identified soils contaminated by perchloroethylene, likely attributable to the tannery operations. Lead, formaldehyde, PAHs and TPH have also been identified at various locations at these sites.

### **Actions Needed:**

The HRA is developing a second phase of the subsurface investigation, including a ground water monitoring network and additional soil sampling to more accurately assess extent and magnitude of releases to site soils. The additional work will begin by December 1995. The development schedule is such that the HRA expects to have a RAP developed and approved by spring 1996.

## **X Irathane Systems, Inc.**

### **Site Description:**

This five acre property was first developed in 1972 for Irathane Systems. Chemicals used at the site were used in the production of urethane coatings for metal parts for equipment used in mining of iron ore. Historical inspections conducted by MPCA solid and hazardous waste program staff resulted in several efforts to compel compliance. In October of 1990, a soils removal action was conducted, presumably to abate spillage of lead-containing paints. Post-excavation soils samples were analyzed using TCLP methodology. Because the action was not conducted under an MPCA-approved plan, the intent and the fate of the excavated soils are unknown to the MPCA.

## **Irathane Systems, Inc. (cont)**

### **Actions Taken To Date:**

A rigorous soils sampling and evaluation plan was implemented in late 1994 in an attempt to identify or refute the presence of contaminants reported in the Screening Site Inspection conducted by a Ecology and the Environment. Many of the originally identified compounds were qualified or estimated concentrations, and in fact, were not detected in split samples analyzed by a consultant retained by Irathane Systems. Upon review of the data collected in accordance with the approved soils investigation work plan, MPCA staff concurred with the conclusion of the consultant that no additional investigation was warranted at the site.

### **Actions Needed:**

VIC Program staff recommend that this site be designated "No Further Remedial Action Planned" and removed from CERCLIS per EPA's Brownfield Action Agenda announced January 25, 1995.

## **Joyner's, Inc.**

### **Site Description:**

The responsible party at this site has requested the VIC Unit staff to allow him to complete investigation, cleanup and sale of an adjacent parcel. That parcel, the former Brooklyn Oil facility, is engaged in the VIC Program and proceeding in accordance with agreed upon schedules. There is some reason to believe, however, that the site that is identified on CERCLIS is the one currently undergoing the investigation and cleanup. The Brooklyn Oil facility was originally part of the Joyner's facility, prior to its expansion. An underground structure at the Brooklyn Oil facility resembles the description of the Joyner's site's preliminary assessment. A large quantity of hazardous wastes have been removed from this underground tank. Additionally, a plume of TCE is being investigated and remediated at the Brooklyn Oil facility, which is undoubtedly related to its prior history as part of the Joyner's electroplating operation.

### **Actions Taken To Date:**

As has been reported in previous quarterly reports, this site been in a "holding pattern" until the completion of the Brooklyn Oil facility. The owner has expressed his intent to continue with his participation in the VIC Program, but is financially incapable of dealing with both pieces of real estate simultaneously.

### **Actions Needed:**

A Phase I Investigation and Phase II Investigation Work Plan will be requested at the conclusion of the cleanup of the Brooklyn Oil facility.